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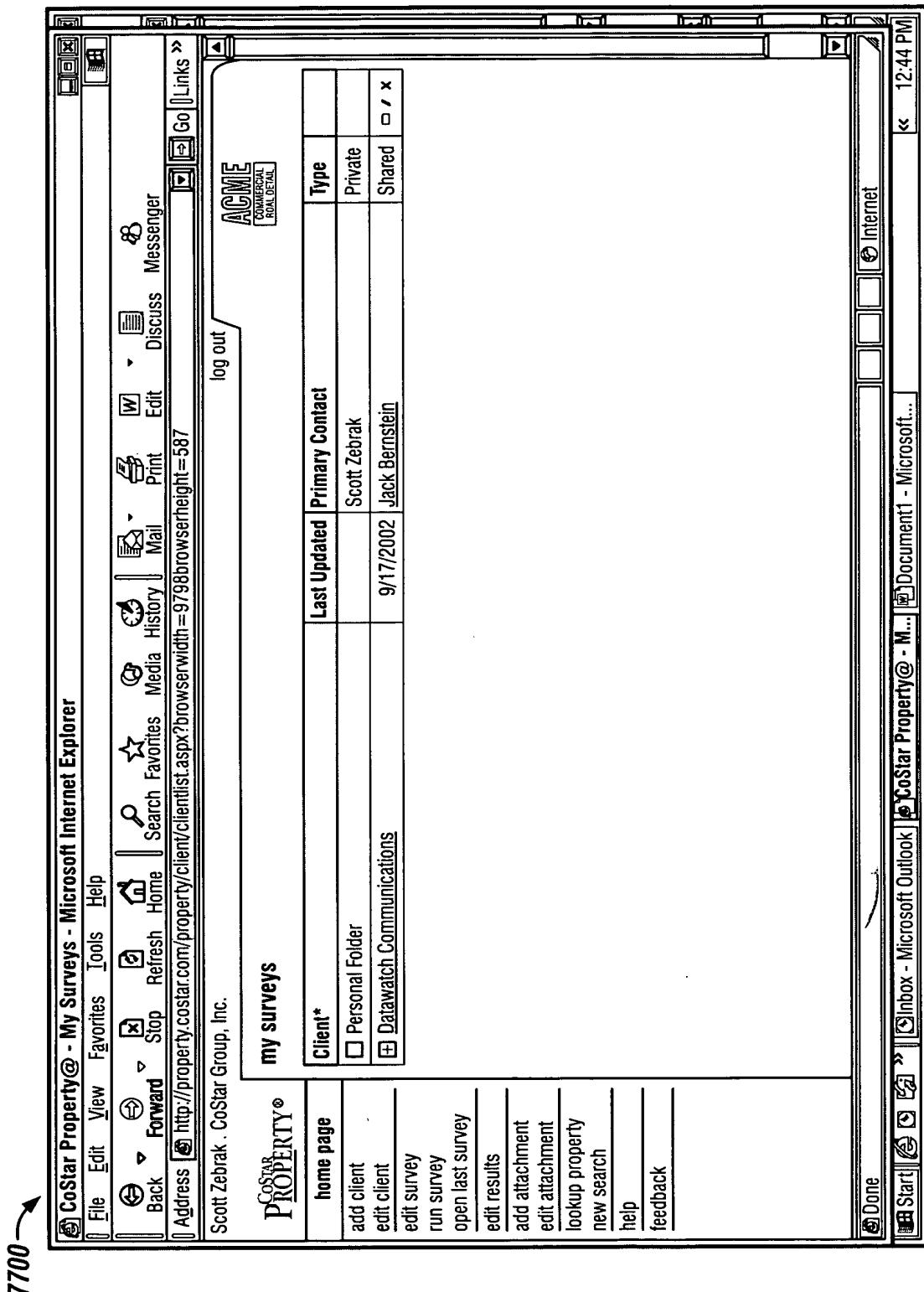
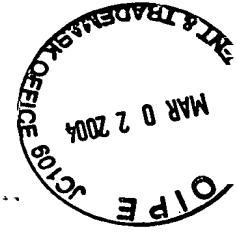


FIG. 77



7800 ↗

CoStar Property® - Add Client - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

Address Go Links

Scott Zebrak, CoStar Group, Inc.

CoStar PROPERTY®

Client Maintenance
add client profile

home page

lookup property
new search
my surveys
feedback

Client information

Company Name:
Address:
Suite:
City: State: ZIP:

primary contact information check if address same as company address

First Name:
Last Name:
Title:
Office:
Address:
Suite: City: State: ZIP:
Office Phone:
Mobile Phone:

Done

Start Internet

← 12:45 PM

FIG. 78

7900

CoStar Property® - Edit Client - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

Address http://property.coistar.com/property/client/ClientEdit.aspx?EditID=3718&ReturnURL=ClientList.aspx

Scott Zebrak, CoStar Group, Inc.

ACME
COMMERCIAL
TODAY

log out

Client maintenance
edit client profile: Datawatch Communications

home page

add contact
lookup property
new search
my surveys
feedback

client information

Company Name: Datawatch Communications
Address: 101 Main Street
Suite: 430
City: Chicago St: IL ZIP: 04583

Datawatch
Click Here to
Update Logo

primary contact information

primary contact
First Name: Jack
Last Name: Bernstein
Title: CEO
Office: Address: 101 Main Street
Suite: 430
City: Chicago State: IL ZIP: 04583
Office Phone: 312-555-5555

Same as company address

Done

Submit Clear Cancel

Internet

Start Taskbar

12:46 PM

FIG. 79

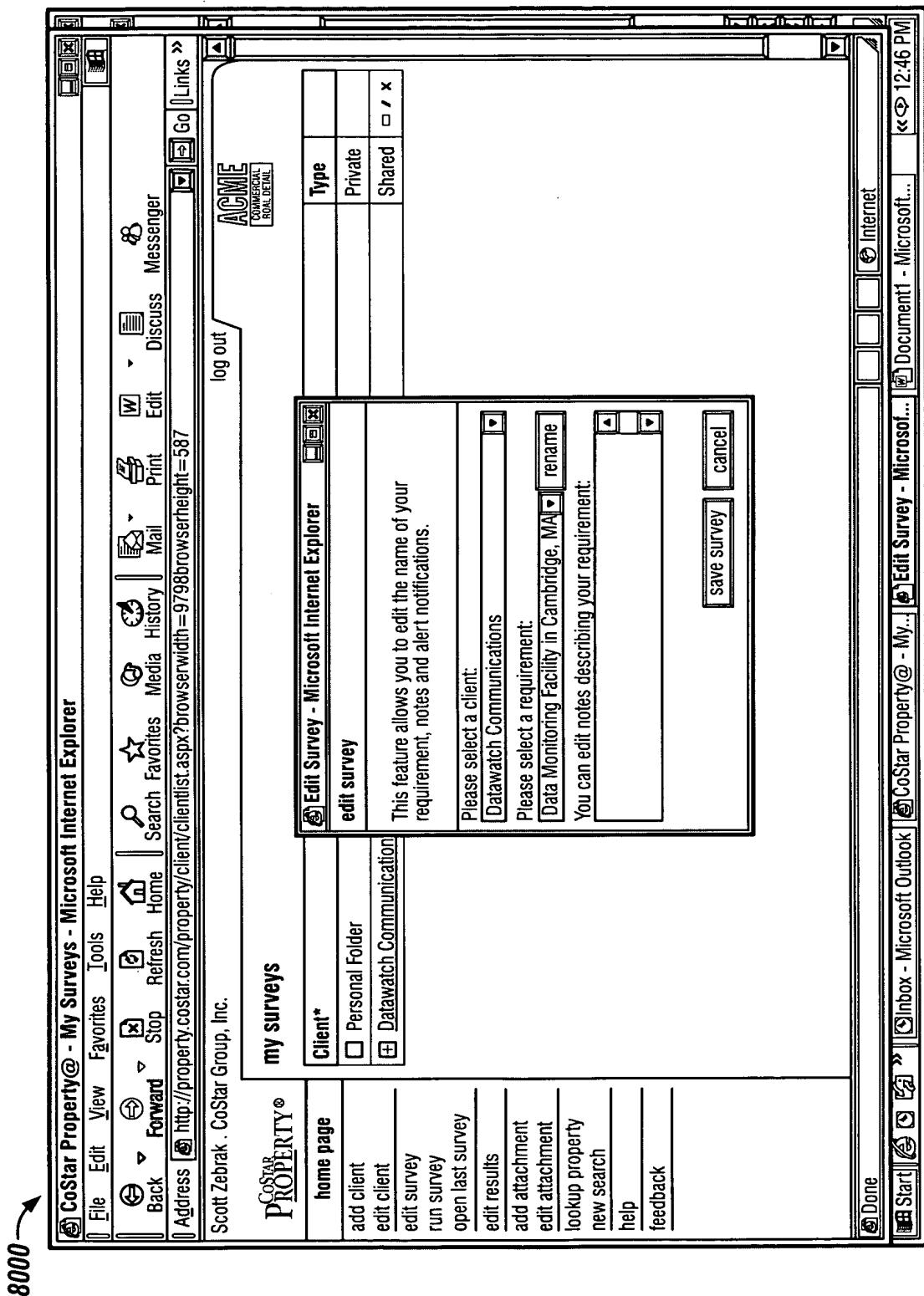


FIG. 80

8100

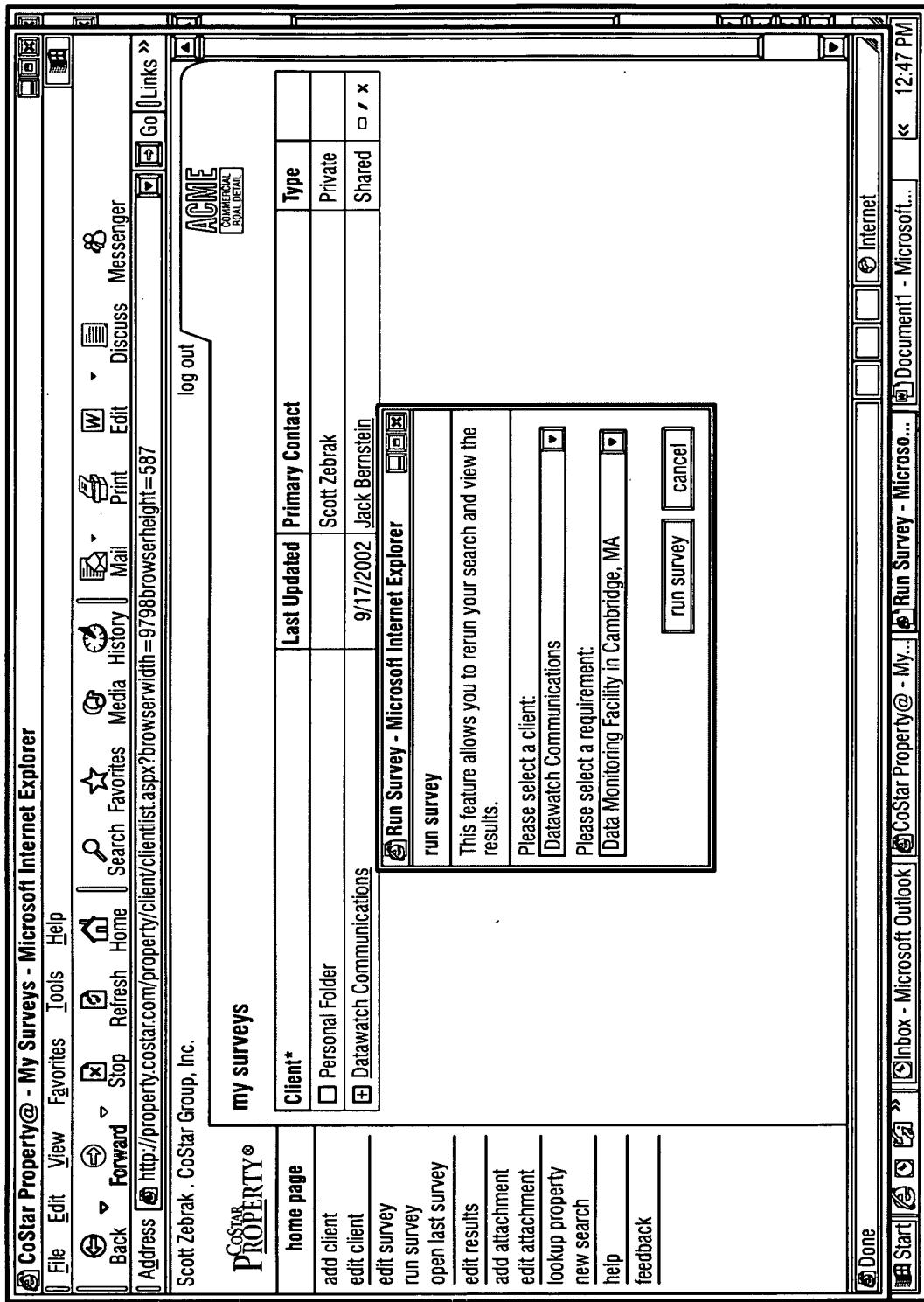


FIG. 81

8200 →

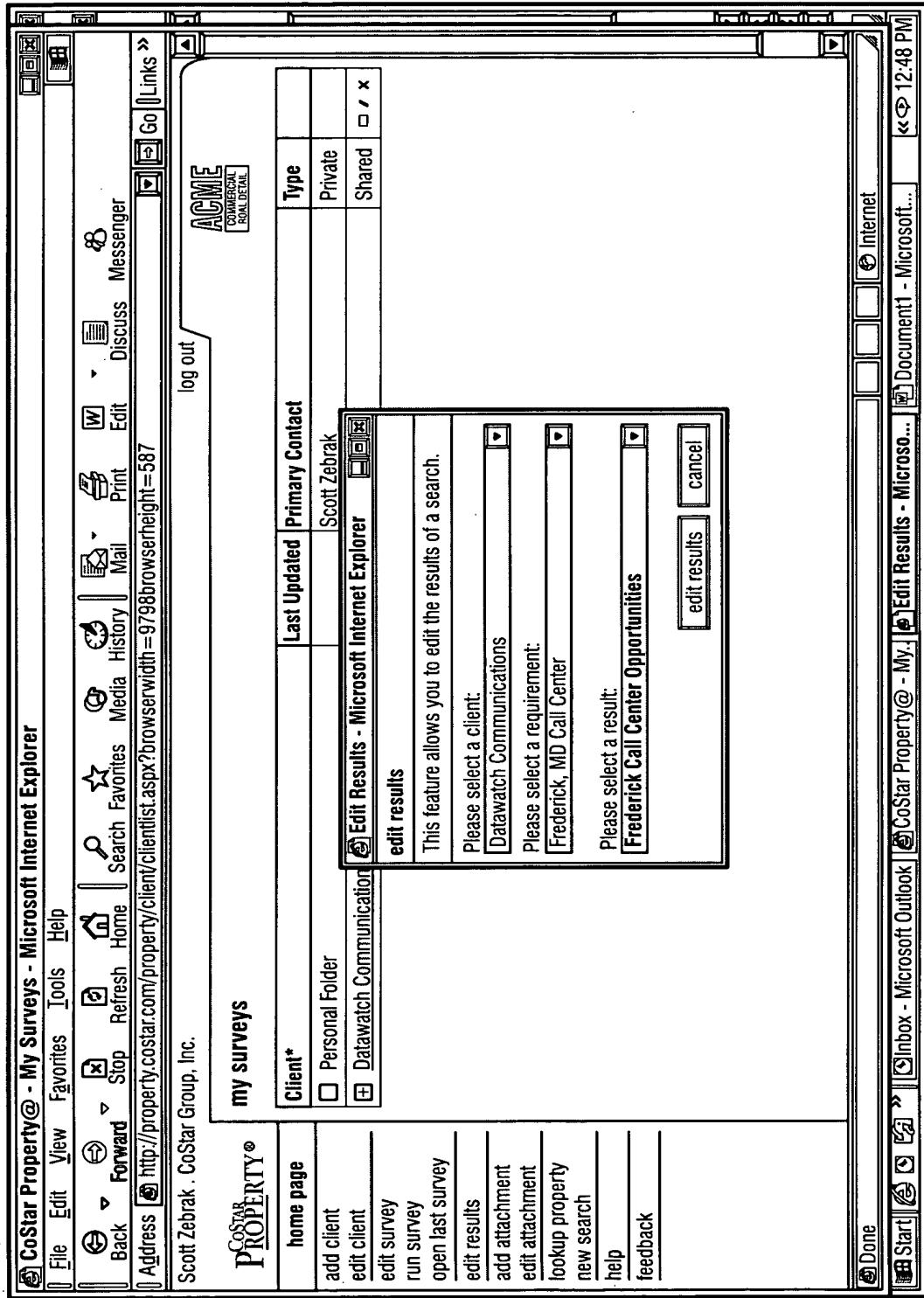


FIG. 82

8300 →

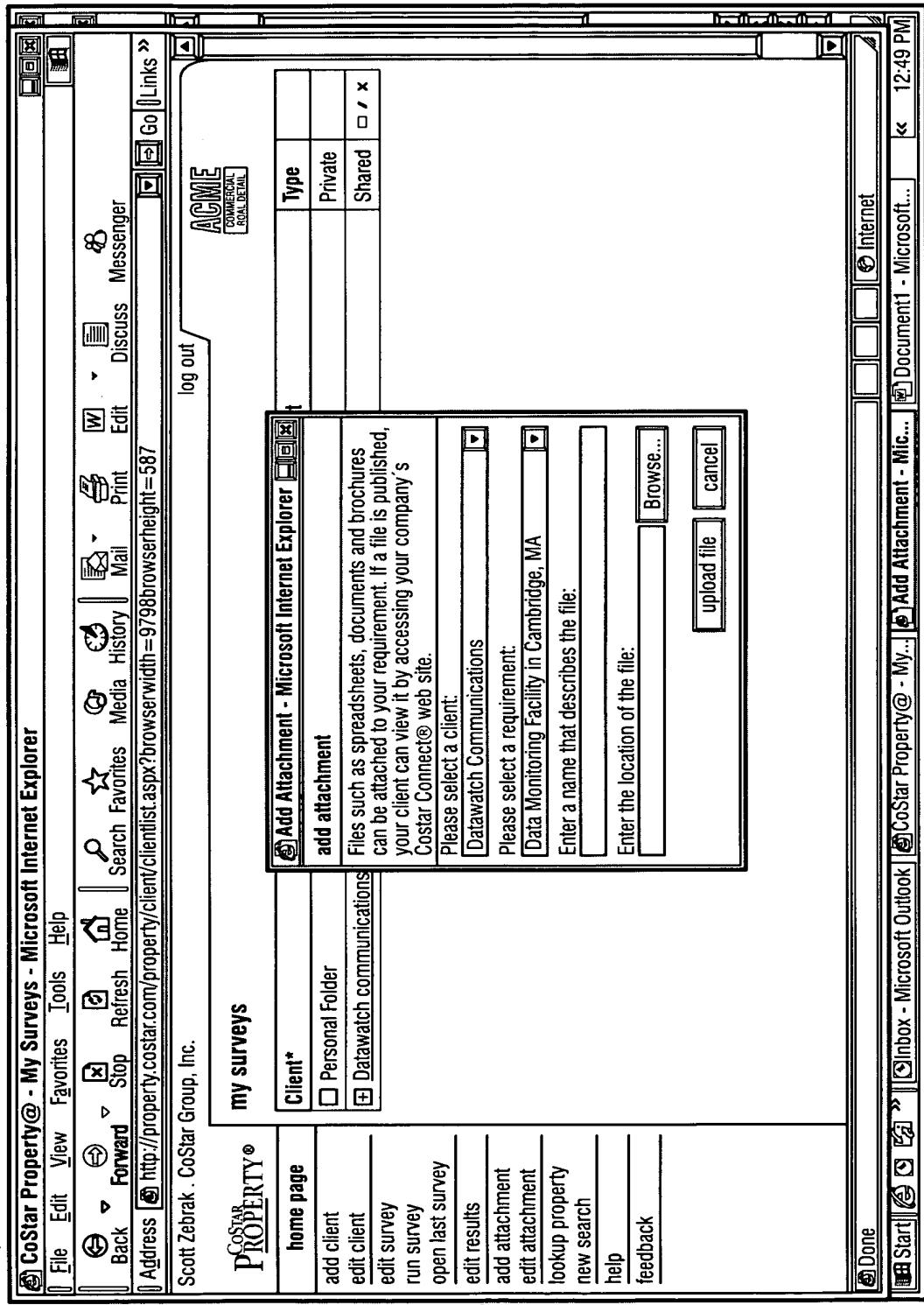


FIG. 83

8400

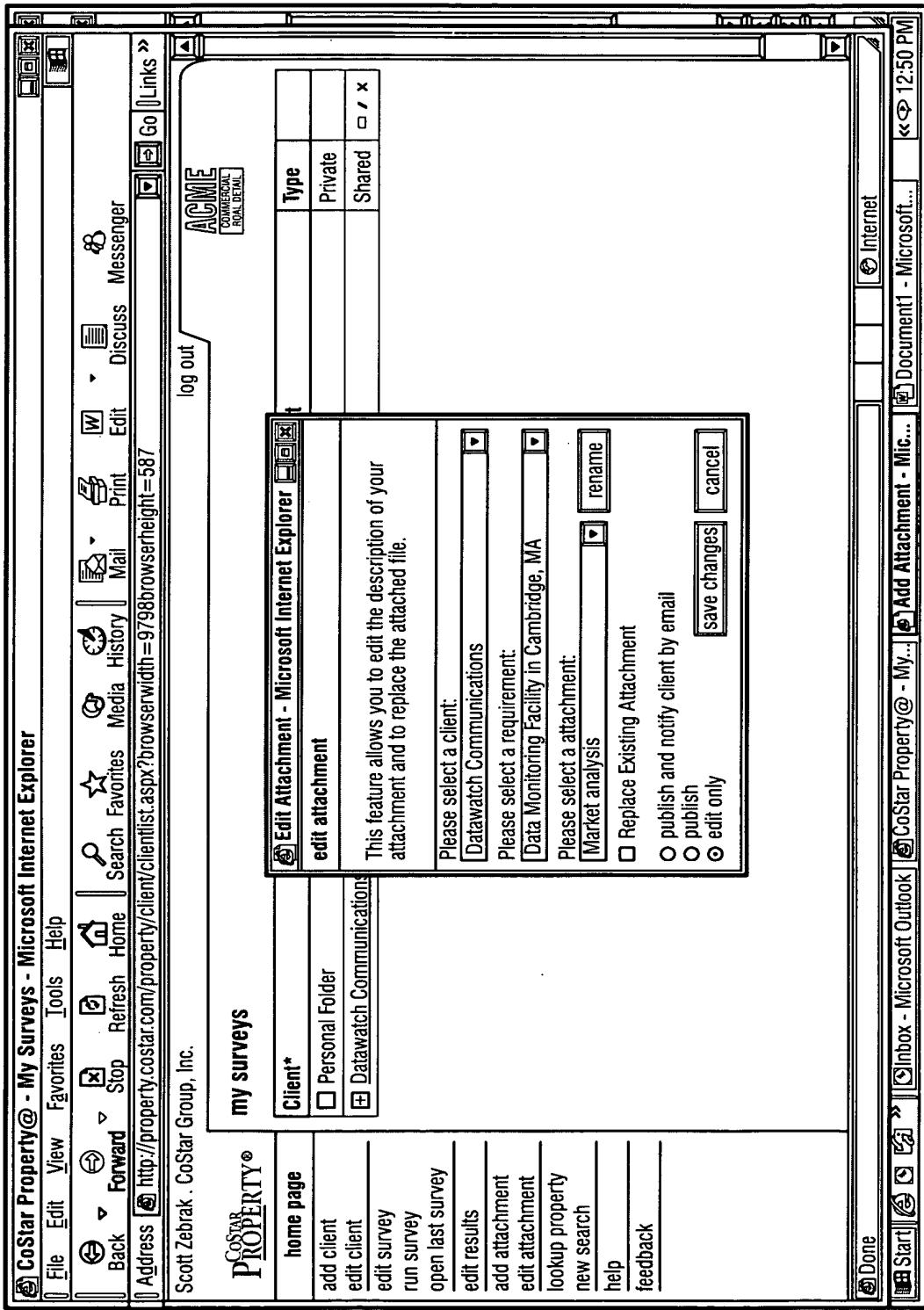


FIG. 84

CoStar Property Query - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

Address <http://property.costar.com/Property/Analytics/express.htm>

John Stanfill • CoStar Group, Inc.

CoStar PROPERTY® step 1 express

home page	property criteria		
<input type="checkbox"/> express <input type="checkbox"/> location <input type="checkbox"/> advanced <input type="checkbox"/> get results <input type="checkbox"/> lookup property <input type="checkbox"/> my surveys <input type="checkbox"/> help <input type="checkbox"/> feedback	Type: <input type="checkbox"/> All Office <input type="checkbox"/> Office-Class A <input type="checkbox"/> Office-Class B <input type="checkbox"/> Office-Class C <input type="checkbox"/> Industrial <input type="checkbox"/> Flex <input type="checkbox"/> Retail	Status: <input type="checkbox"/> Existing <input type="checkbox"/> Under Construction <input type="checkbox"/> Under Renovation <input type="checkbox"/> Proposed <input type="checkbox"/> Demolished	
<input type="checkbox"/> For Sale <input type="checkbox"/> Exclude For Sale Only Last Sold: <input type="checkbox"/> to <input type="checkbox"/> Last Sold/SF: <input type="checkbox"/> to <input type="checkbox"/> Last Sold Date: <input type="checkbox"/> to <input type="checkbox"/>			RBA (SF): <input type="checkbox"/> to <input type="checkbox"/> Typ Floor (SF): <input type="checkbox"/> to <input type="checkbox"/> Stories: <input type="checkbox"/> to <input type="checkbox"/> Yr Bt/Renov: <input type="checkbox"/> to <input type="checkbox"/> For Sale Price: <input type="checkbox"/> to <input type="checkbox"/> Price/SF: <input type="checkbox"/> to <input type="checkbox"/>
<input type="checkbox"/> For Sale <input type="checkbox"/> Include Negotiable Rent <input type="checkbox"/> Floor: <input type="checkbox"/> to <input type="checkbox"/> <input type="checkbox"/> Days on Market: <input type="checkbox"/> to <input type="checkbox"/> <input type="checkbox"/> Months to Delivery: <input type="checkbox"/> to <input type="checkbox"/>			Available Space (SF): <input type="checkbox"/> to <input type="checkbox"/> <input type="checkbox"/> Total in Building <input type="checkbox"/> Total in Listing <input type="checkbox"/> Contig in Building <input type="checkbox"/> Contig on 1 Floor <input type="checkbox"/> In One Suite <input type="checkbox"/> Excl Div Spaces <input type="checkbox"/> Full Floors Only <input type="checkbox"/> Executive Suites <input type="checkbox"/> Excl Pending Leases
<input type="checkbox"/> Done <input type="checkbox"/> Start <input type="checkbox"/> Help			Space Use: <input type="checkbox"/> New <input type="checkbox"/> Relet <input type="checkbox"/> Sublet <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Flex <input type="checkbox"/> Warehouse <input type="checkbox"/> Medical
Face Rent (\$/SF/yr): <input type="checkbox"/> to <input type="checkbox"/> <input type="checkbox"/> Include Negotiable Rent			
Internet << 10:57 AM			

FIG. 101

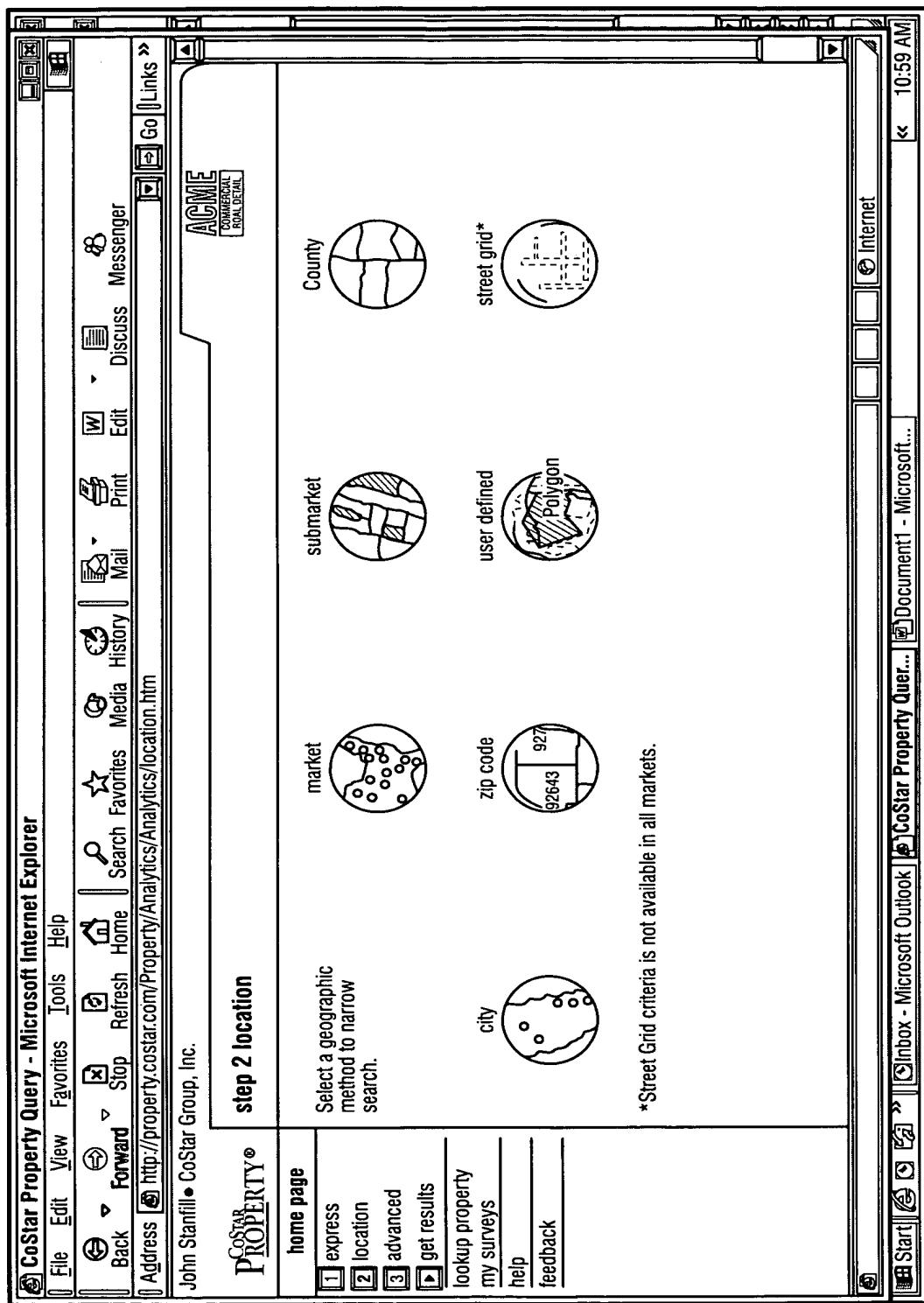


FIG. 102

CoStar Property Query - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

Address http://property.costar.com/Property/Analytics/Analytics/advanced_space.htm Go Links

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CoStar PROPERTY®

step 3 advanced

home page	Space	Building	Industrial	Company
<input type="checkbox"/> express <input type="checkbox"/> location <input type="checkbox"/> advanced <input type="checkbox"/> get results <input type="checkbox"/> lookup property <input type="checkbox"/> my surveys <input type="checkbox"/> help <input type="checkbox"/> feedback	Available Space (SF): <input type="text"/> to <input type="text"/> <input type="radio"/> Total in Building <input type="radio"/> Total in Listing <input type="radio"/> Contig in Building <input type="radio"/> Contig on 1 Floor <input type="radio"/> In One Suite <input type="checkbox"/> Excl Div Spaces <input type="checkbox"/> Full Floors Only <input type="checkbox"/> Executive Suites <input type="checkbox"/> Exclude Pending Spaces	Space Type: <input type="checkbox"/> New <input type="checkbox"/> Reliet <input type="checkbox"/> Sublet <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Flex	Space Use: <input type="checkbox"/> Face Rent (\$/SF/yr): <input type="text"/> to <input type="text"/> <input type="checkbox"/> Total Monthly Rent: <input type="text"/> to <input type="text"/> <input type="checkbox"/> Include Negotiable Rent	Services: <input type="checkbox"/> Full Service <input type="checkbox"/> Triple Net <input type="checkbox"/> Double Net <input type="checkbox"/> Industrial Gross <input type="checkbox"/> Modified Gross <input type="checkbox"/> Plus Cleaning
			Floor: <input type="text"/> to <input type="text"/> Days on Market: <input type="text"/> to <input type="text"/> Months to Delivery: <input type="text"/> to <input type="text"/> Term in Years: <input type="text"/> to <input type="text"/> Leases Pending (SF): <input type="text"/>	
				<input type="checkbox"/> Internet

Start Back Forward Stop Home Search Favorites Media History Mail Print Edit Discuss Messenger

Internet < 11:00 AM

FIG. 103

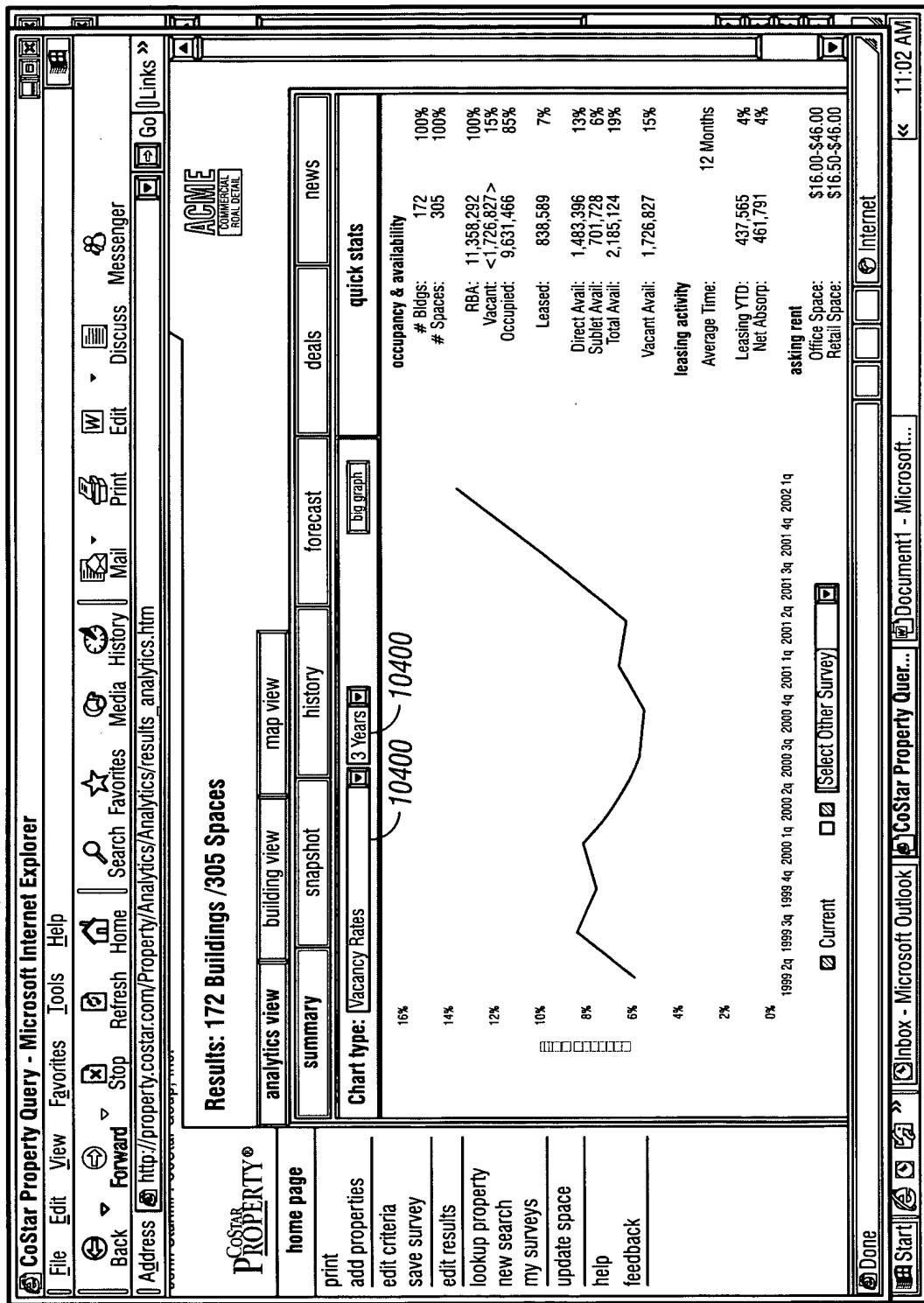


FIG. 104

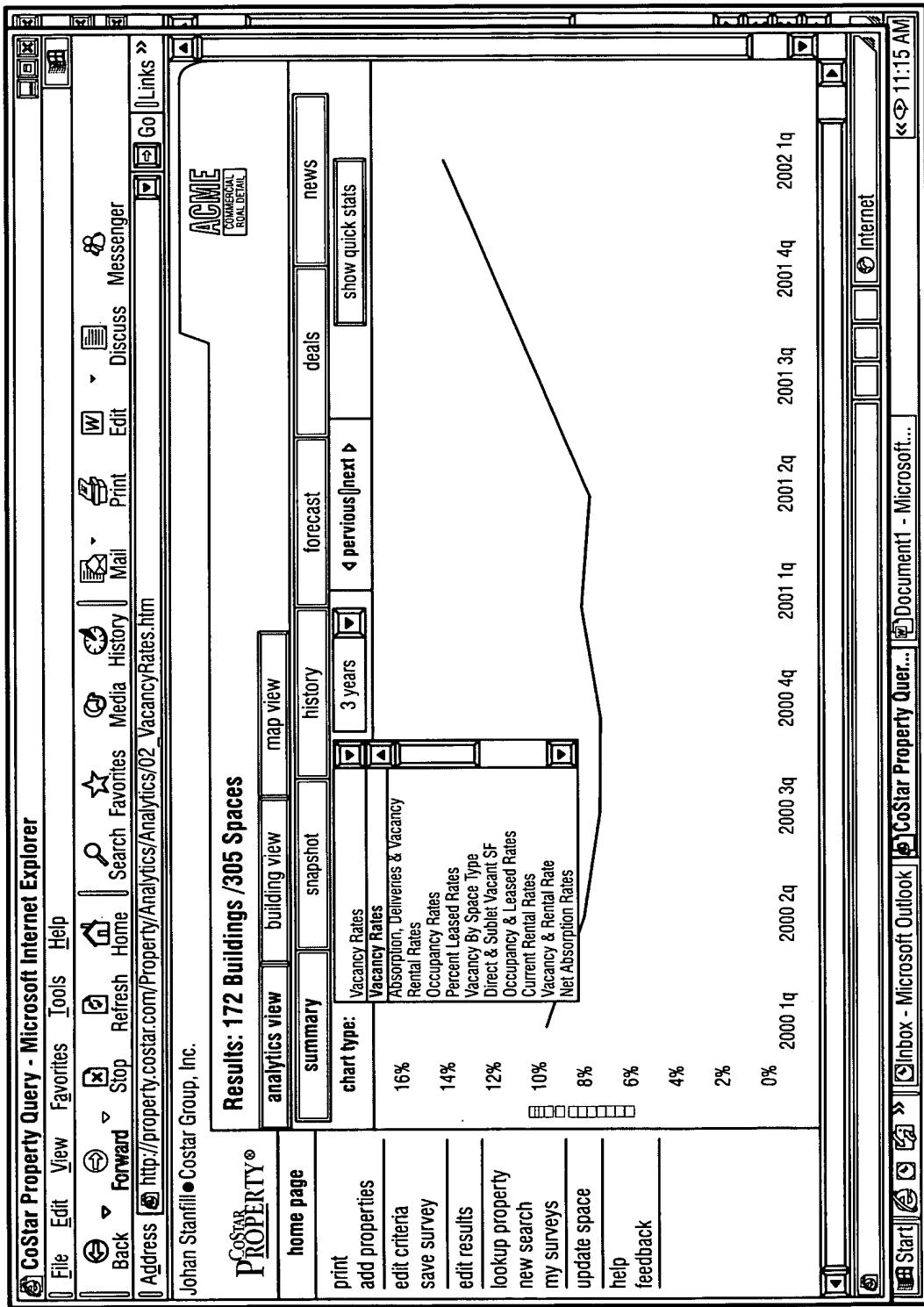


FIG. 105

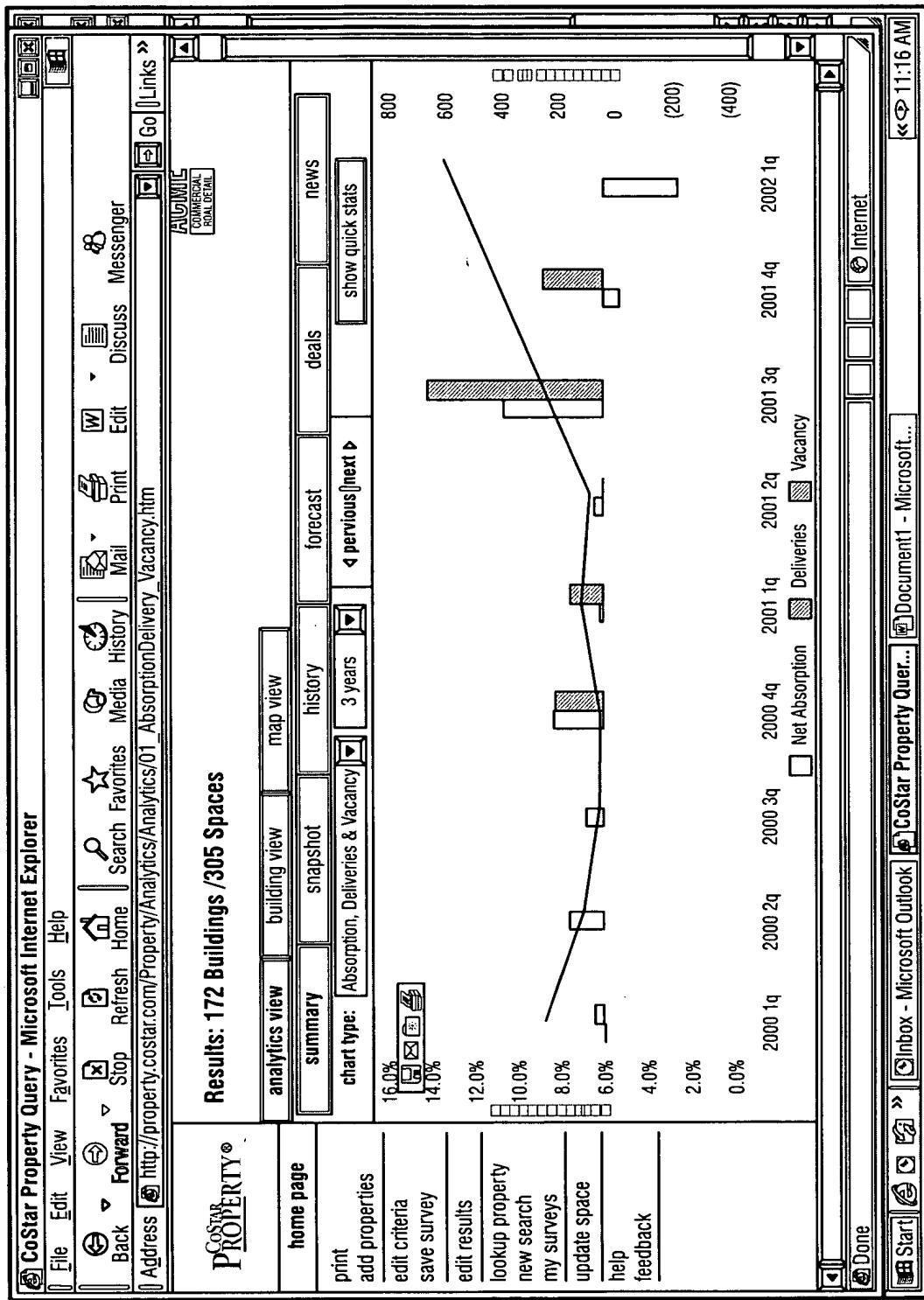


FIG. 106

CoStar Property Query - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

Address http://property.costar.com/Property/Analytics/Analytics/results_analytics_stats.htm Links >

John Stanfill • CoStar Group, Inc.

ACMIE COMMERCIAL OFFICE MAIL

Results: 172 Buildings / 305 Spaces

analytics view building view map view

summary snapshot history forecast deals news

Show groupings Hide groupings

Snapshot Data

Overview graph

# Buildings:	176	% Vacant:	15.20%	YTD Net Absorption:	-129,788
RBA:	11,358,253	% Leased:	75.04%	YTD Leasing Activity:	838,589
Avg Age:	15	% Available:	24.96%	YTD Deliveries:	0
Absorption	YTD	2001	QTD	2001-2Q	
Net Absorption	-129,799	509,073	43,311		21,908
Gross Absorption	461,790	1,083,115	56,249		114,010
Leasing Activity	838,589	1,800,000	100,000		200,000
Deliveries	0	1,085,925	0		0

Vacancy	Direct	Sublet	Total
SF	%	SF	%
1,116,496	9.83%	610,331	5.37%
1,116,496	9.83%	610,331	5.37%
2,132,896	18.78%	701,728	6.18%

Asking Rent	Direct	Range	Avg	Range	Avg	Range
Full Service	\$32.12	\$16.00-\$45.00	\$26.72	\$19.99-\$42.00	\$29.42	\$16.00-\$45.00
Triple Net	\$31.63	\$20.00-\$46.00	\$32.00	\$32.00-\$52.00	\$31.82	\$20.00-\$46.00
Plus Electric	\$30.00	\$30.00-\$30.00	\$24.50	\$24.50-\$24.40	\$27.25	\$24.50-\$30.00

Start Back Forward Inbox Microsoft Outlook CoStar Property Query Document1 - Microsoft... Internet < 11:03 AM

FIG. 107

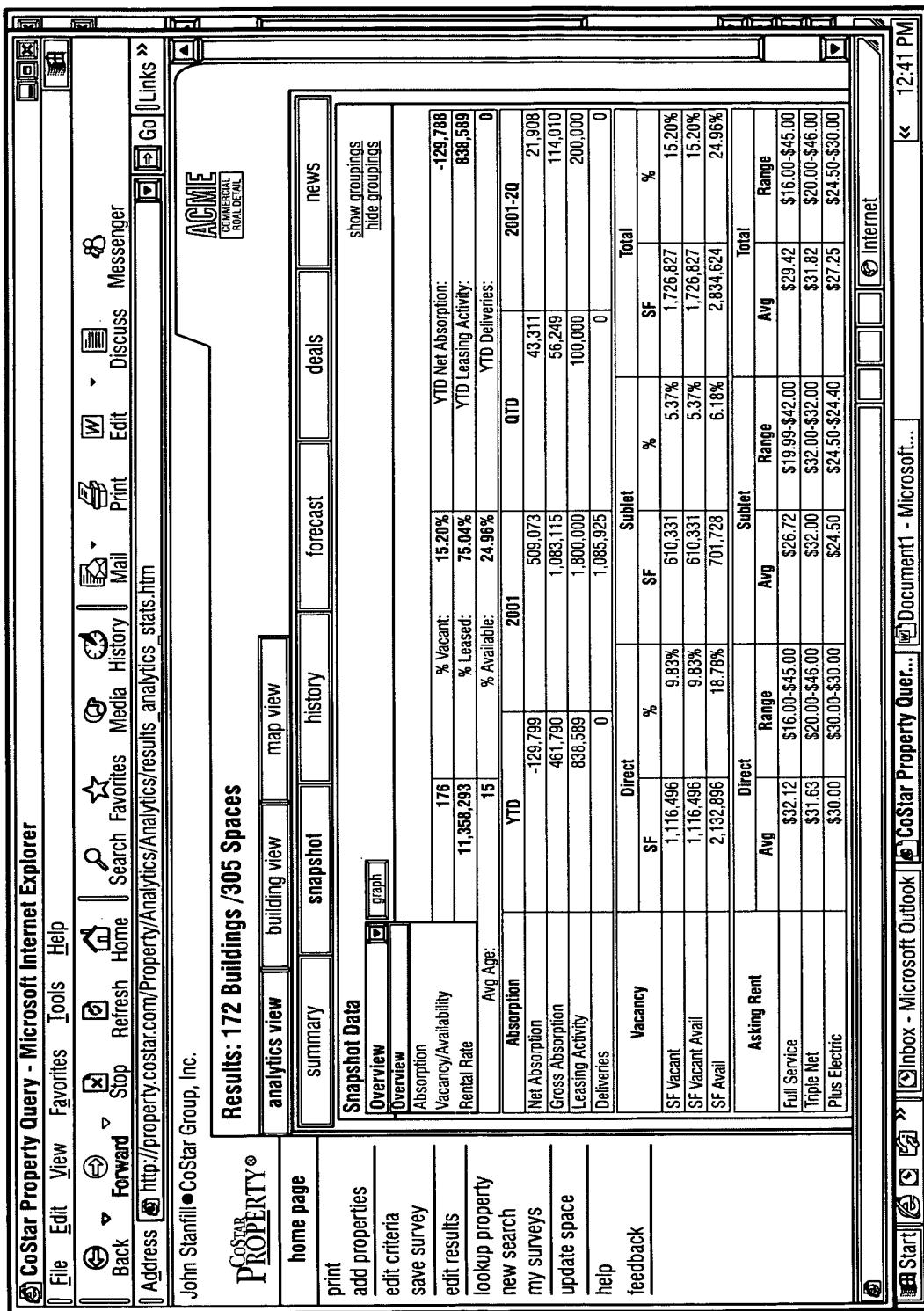


FIG. 108

CoStar Property Query - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

Address http://propertycostar.com/Property/Analytics/results_analytics_history.htm Links

ACMIE COMMERCIAL REAL ESTATE

PROPERTY® Results: 172 Buildings /305 Spaces

home page analytics view building view map view

print add properties edit criteria save survey

edit results

lookup property new search my surveys update space help feedback

Historical Timeline

Quarterly Overview Draft

Existing

Period	#	Total Bldgs	RBA	Vacant SF	Vacancy	Net Absorb	# Bldgs	Total RBA	Delivered	# Bldgs	Total RBA	Under Const	Total Bldgs	Quoted Rate
2002 2Q	172	11,356,293	1,726,233	15,20%	-26,196	1	39,258	2	77,000					\$17.45
2002 1Q	172	11,356,293	1,551,614	13,66%	-146,914	3	143,000	3	116,258					\$17.25
2001 4Q	172	11,356,293	1,256,609	11,06%	-13,224	3	55,000	6	256,258					\$19.74
2001 3Q	171	11,117,070	958,000	8,62%	438,816	1	39,258	2	77,000					\$17.45
2001 2Q	170	10,420,570	663,801	6,37%	21,908	3	143,000	3	116,258					\$17.25
2001 1Q	169	10,408,210	698,390	0,00%	61,513	3	55,000	6	256,258					\$19.74
2000 4Q	168	10,272,368	587,787	5,65%	208,080	3	55,000	6	256,258					\$19.74
2000 3Q	167	10,075,351	589,987	5,85%	89,343	1	39,258	2	77,000					\$17.45
2000 2Q	167	10,075,351	678,553	6,75%	163,963	3	143,000	3	116,258					\$17.25
2000 1Q	167	10,075,351	832,865	8,27%	2,376	3	55,000	6	256,258					\$19.74
1999 4Q	166	10,026,256	775,165	7,73%	63,506	3	55,000	6	256,258					\$19.74
1999 3Q	166	10,026,256	857,054	8,55%	61,215	1	39,258	2	77,000					\$17.45
1999 2Q	164	9,692,938	588,472	6,07%	-19,988	3	143,000	3	116,258					\$17.25
1999 1Q	164	9,692,938	569,644	5,88%	24,225	3	55,000	6	256,258					\$19.74
1998 4Q	478	8,398,221	1,156,365	13,88%	73,713	3	55,000	6	256,258					\$19.74
1998 3Q	482	8,580,789	1,375,098	15,8%	(19,485)	1	39,258	2	77,000					\$17.45
1998 2Q	481	8,541,221	1,298,343	15,2%	1,022	3	143,000	3	116,258					\$17.25
1998 1Q	478	8,398,221	1,156,365	13,8%	73,713	3	55,000	6	256,258					\$19.74

Start Internet Microsoft Outlook CoStar Property Query... Document1 - Microsoft... Internet

11:03 AM

FIG. 109

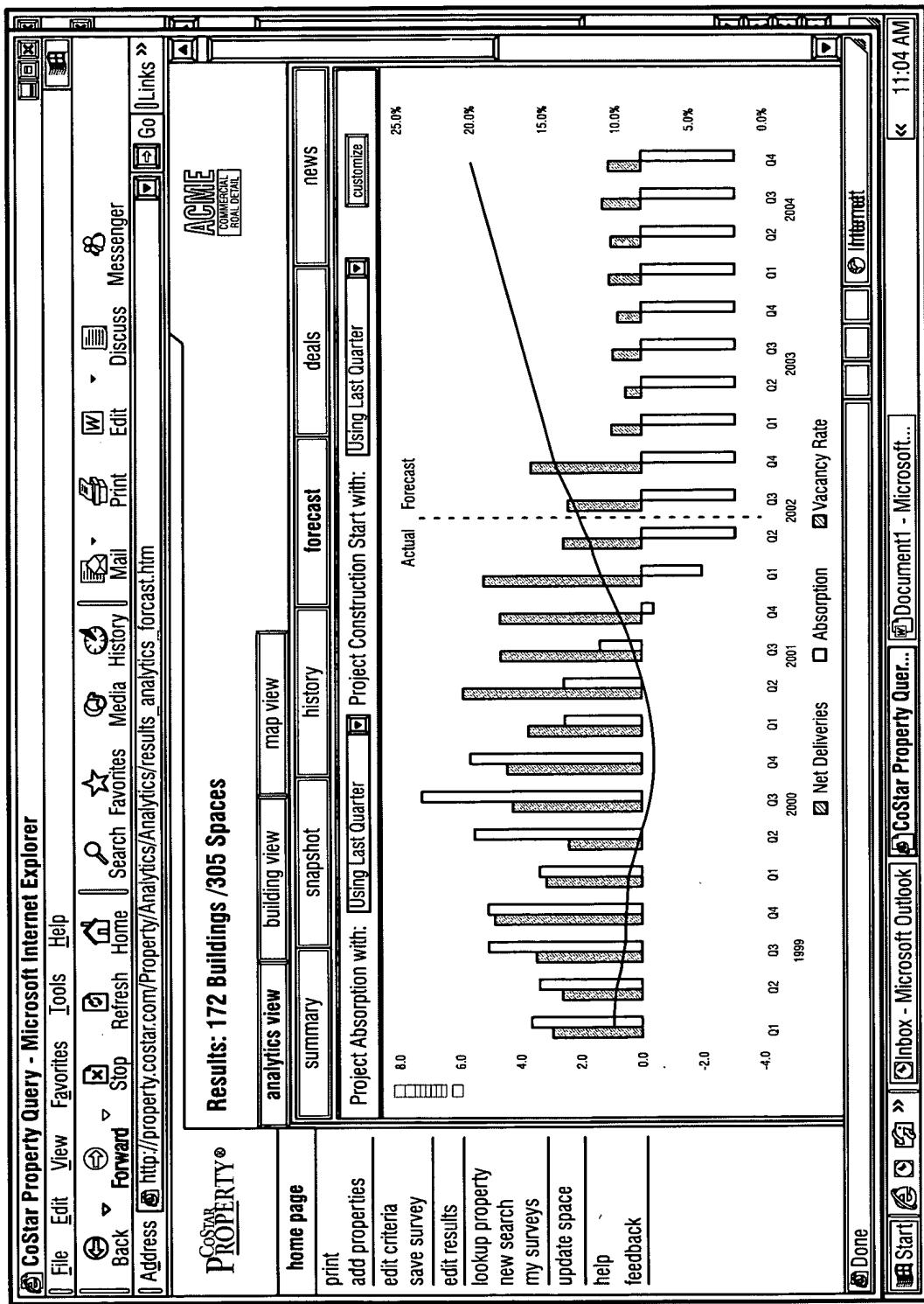
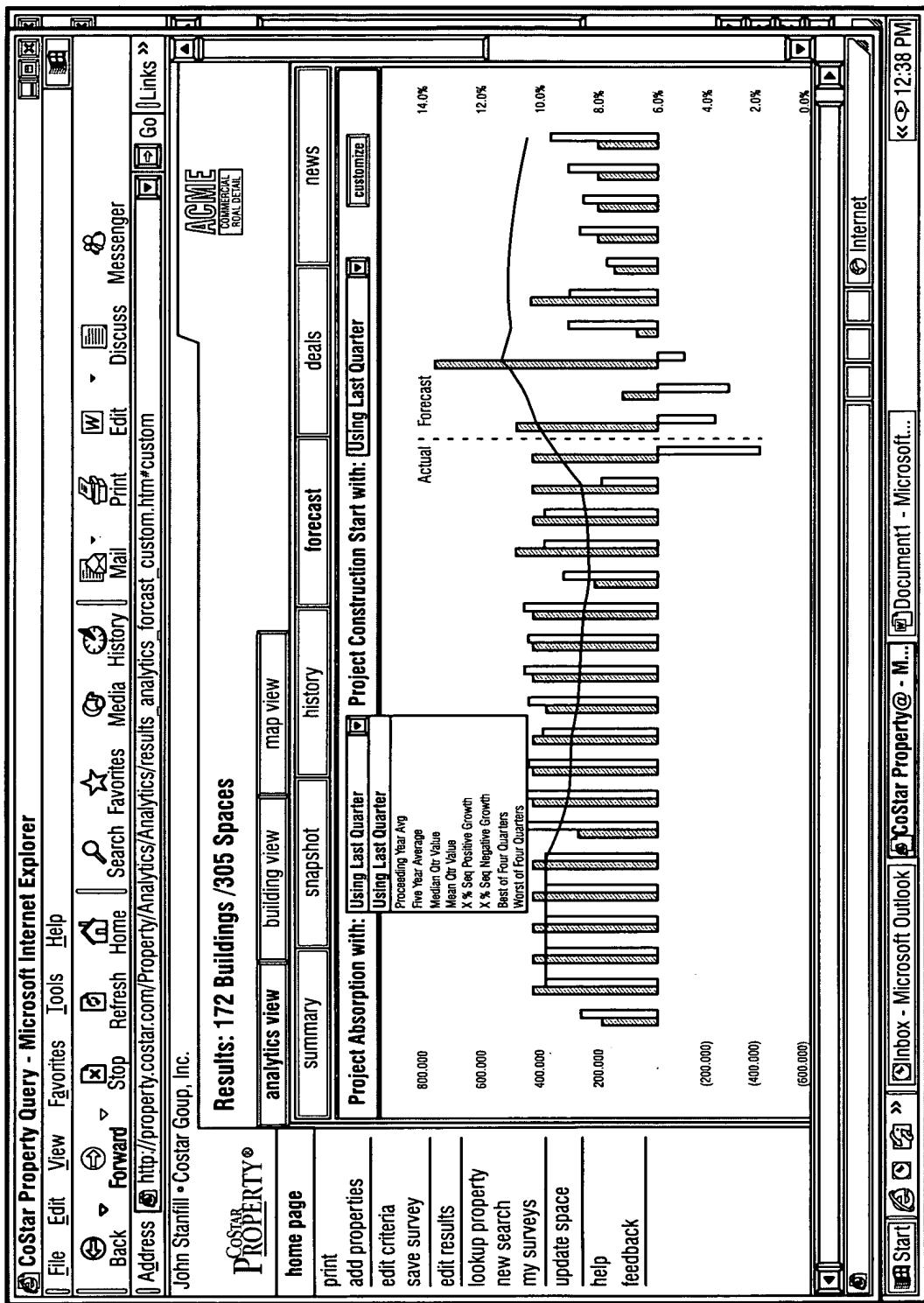


FIG. 110

CoStar Property Query - Microsoft Internet Explorer											
File		Edit		View		Favorites		Tools		Help	
Back	Forward	Stop	Refresh	Home	Search	Favorites	Media	History	Print	Print	
Address http://property.coistar.com/Property/Analytics/results_analytics_forecast.htm											
Year	Quarter	Avg Rent	U/C Future Delivery	Net U/C Future Deliveries	Rolling 2-yr Average Delivery	Total Deliveries	Net Deliveries	Absorption	RBA	Vacant Space	Vacancy Rate
1998	Q1	30.02		440,000	440,000	440,000	400,000	90,000,000	8,000,000	10%	
	Q2	30.02		440,000	440,000	440,000	400,000	80,400,000	8,040,000	10%	
	Q3	30.02		440,000	440,000	440,000	400,000	80,880,000	8,080,000	10%	
	Q4	30.02		440,000	440,000	440,000	400,000	81,320,000	8,120,000	10%	
1999	Q1	30.02		440,000	440,000	440,000	400,000	81,760,000	8,160,000	10%	
	Q2	30.02		440,000	440,000	440,000	400,000	82,038,000	7,778,000	9%	
	Q3	30.02		413,000	440,000	440,000	617,000	82,478,000	7,601,000	9%	
	Q4	30.02		416,857	440,000	440,000	559,000	82,918,000	7,482,000	9%	
2000	Q1	30.02		419,750	440,000	440,000	400,000	83,358,000	7,522,000	9%	
	Q2	30.02		419,750	393,000	593,000	535,000	83,751,000	7,380,000	9%	
	Q3	30.02		413,075	440,000	440,000	468,000	84,197,000	7,352,000	9%	
	Q4	30.02		413,075	440,000	440,000	457,000	84,631,000	7,335,000	9%	
2001	Q1	30.02		413,875	440,000	440,000	476,000	85,071,000	7,299,000	9%	
	Q2	30.02		413,875	220,000	220,000	331,000	85,291,000	7,188,000	8%	
	Q3	30.02		406,625	500,000	500,000	400,000	85,791,000	7,208,000	8%	
	Q4	30.02		414,125	440,000	440,000	400,000	86,291,000	7,328,000	8%	
2002	Q1	30.02		414,125	440,000	440,000	202,000	86,671,000	7,566,000	9%	
	Q2	30.02		414,125	440,000	440,000	(350,000)	87,111,000	8,356,000	10%	
	Q3	30.02	300,000	420,000	500,000	500,000	(107,000)	87,611,000	9,853,000	10%	
	Q4	30.02	125,000	427,500	123,000	125,000	(240,000)	87,728,000	9,448,000	11%	
2003	Q1	30.02	609,000	308,125	669,000	669,000	(87,000)	88,405,000	10,174,000	12%	
	Q2	30.02	75,000	415,750	75,000	75,000	310,000	88,408,000	9,831,000	11%	
	Q3	38.82	400,000	50,000	396,625	450,000	312,000	88,938,000	10,019,000	11%	
	Q4	38.82	110,000	50,000	392,375	100,000	103,000	89,090,000	10,046,000	11%	
2004	Q1	38.82	-	200,000	357,375	200,000	200,000	89,298,000	9,989,000	11%	
	Q2	38.82	-	200,000	327,375	200,000	200,000	89,498,000	9,982,000	11%	
	Q3	38.82	-	200,000	297,375	200,000	200,000	89,598,000	9,786,000	11%	
	Q4	38.82	-	200,000	250,875	200,000	200,000	89,898,000	9,883,000	11%	
		5 Yr Avg	38.82	-							

FIG. 111



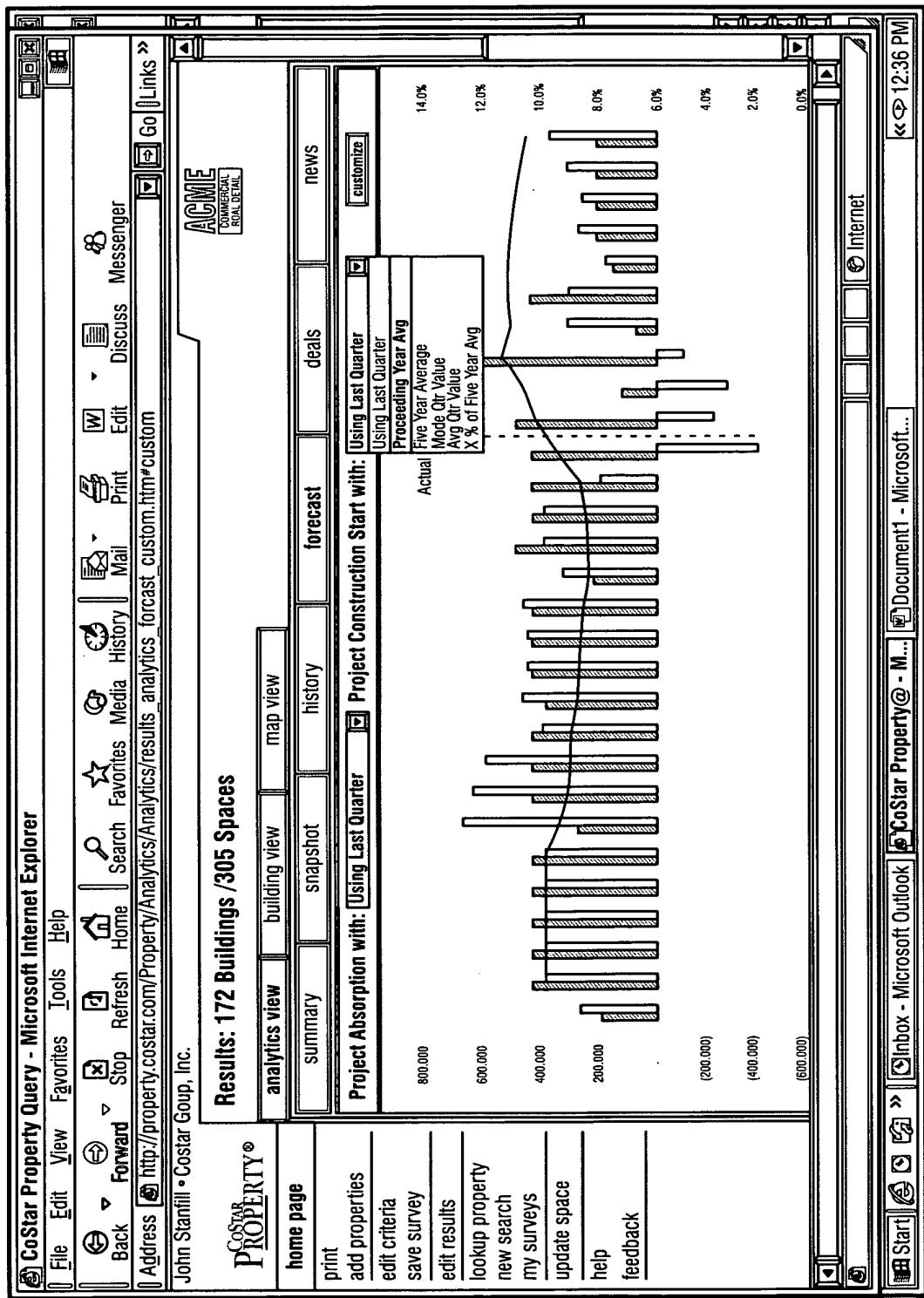


FIG. 113

CoStar Property Query - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

Address http://property.costar.com/Property/Analytics/Results/analytics_deals.htm Links »

ACMIE COMMERCIAL
SOAL DETAIL

PROPERTY®

Results: 172 Buildings / 305 Spaces

home page print add properties edit criteria save survey edit results lookup property new search my surveys update space help feedback

analytics view summary building view snapshot history forecast deals news

address	of leased	sign date
6931 Arlington Rd	2,139	7/1/2002
6931 Arlington Rd	1,511	10/3/2001
6931 Arlington Rd	2,300	11/2/2000
6931 Arlington Rd	1,000	5/30/1997
6931 Arlington Rd	11,354	9/10/1996
6931 Arlington Rd	1,692	9/11/1996
6931 Arlington Rd	6,349	11/11/1994
6931 Arlington Rd	18,932	11/3/1992
4710 Bethesda Ave	2,100	10/19/1999
4733 Bethesda Ave	6,014	10/9/2001
4733 Bethesda Ave	34,849	2/1/2001
4733 Bethesda Ave	1,950	7/25/2000
4733 Bethesda Ave	1,930	12/6/1999
4733 Bethesda Ave	11,889	12/1/1999
4733 Bethesda Ave	60,041	10/29/1999
4733 Bethesda Ave	6,271	5/28/1999
4733 Bethesda Ave	38,544	12/17/1998
4733 Bethesda Ave	2,709	5/5/1998
2 Bethesda Metro Ctr	1,930	12/5/2001
2 Bethesda Metro Ctr	6,000	12/5/2001

6931 Arlington Rd
Bradley & Arlington Office Complex
Montgomery County
Bethesda/Chevy Chase Submarket
Bethesda, MD 20814

Tenant: -

SF Leased: 2,139
Sign Date: 7/1/2002
Move Date: 7/31/2002
Exp Date: 8/31/2007

Rent Paid: \$25,00 (test)
Space Use/Type: Office/Direct
Mailing Suite:
Floors: 4

Landlord Reps: Scherer Partners, Inc.
Brokers: Jovi McAndrew (301) 555-5555

Tenant Reps: -

Start Internet

Document1 - Microsoft... Document1 - Microsoft... Internet

11:09 AM

FIG. 114

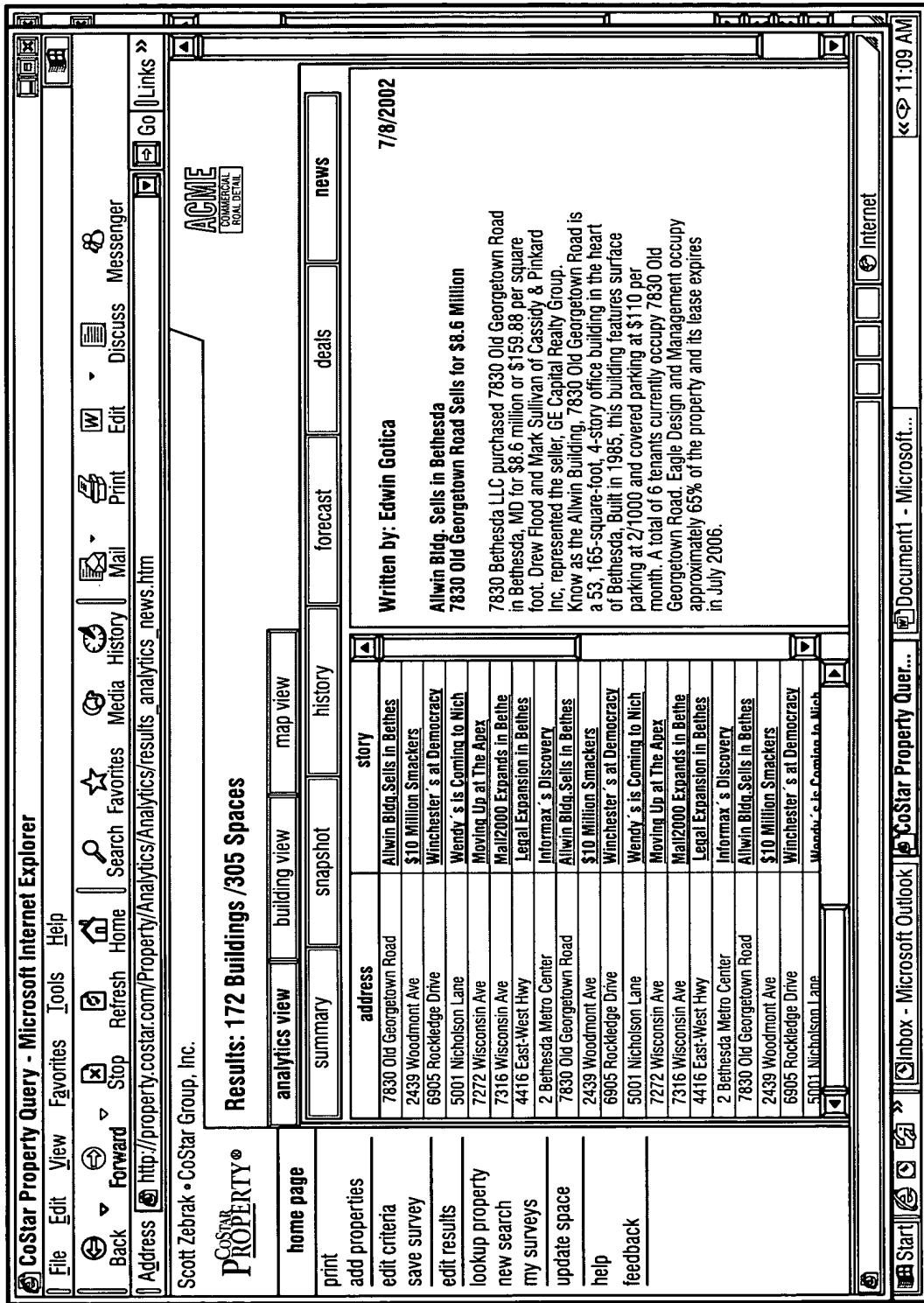


FIG. 115

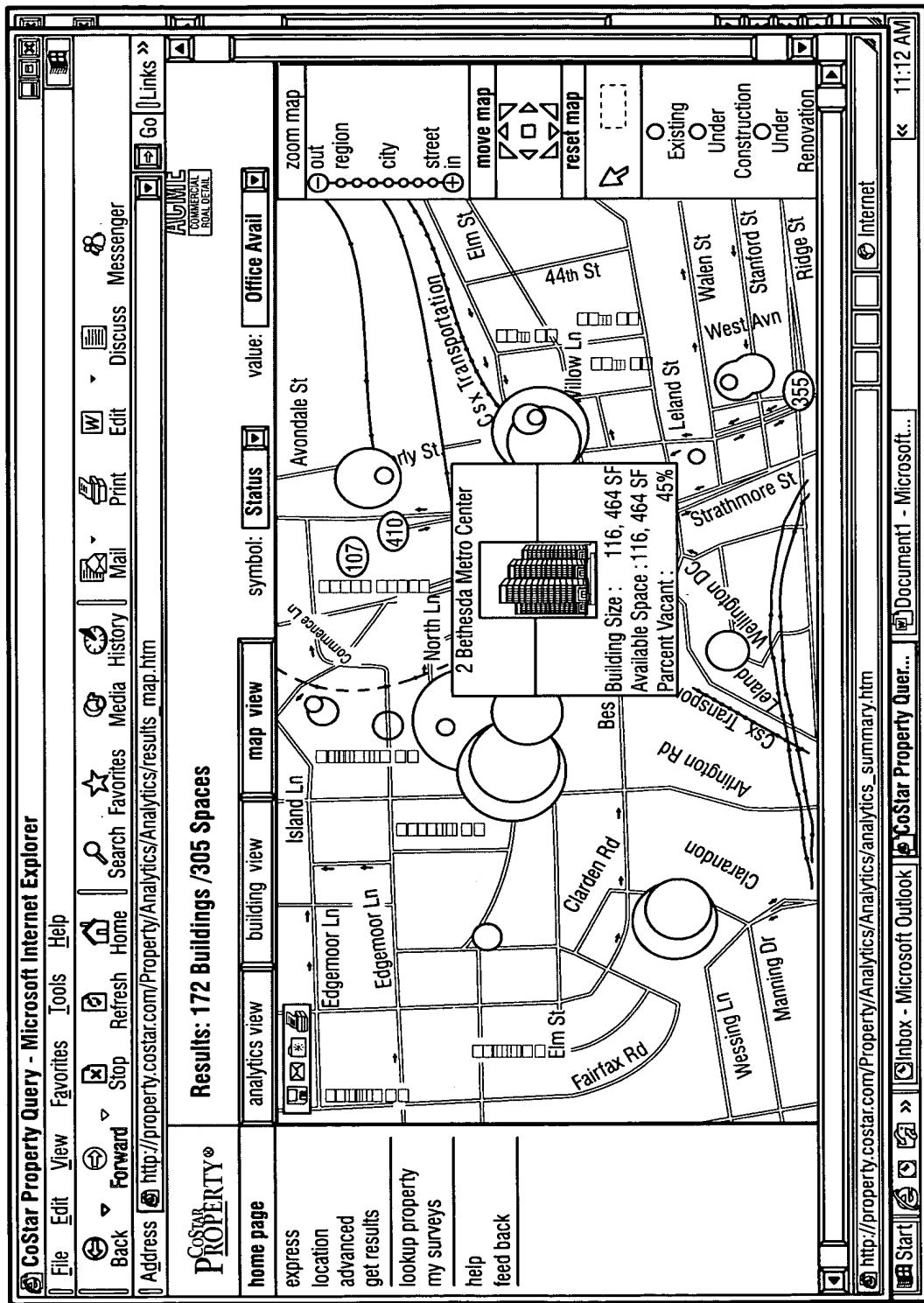


FIG. 116

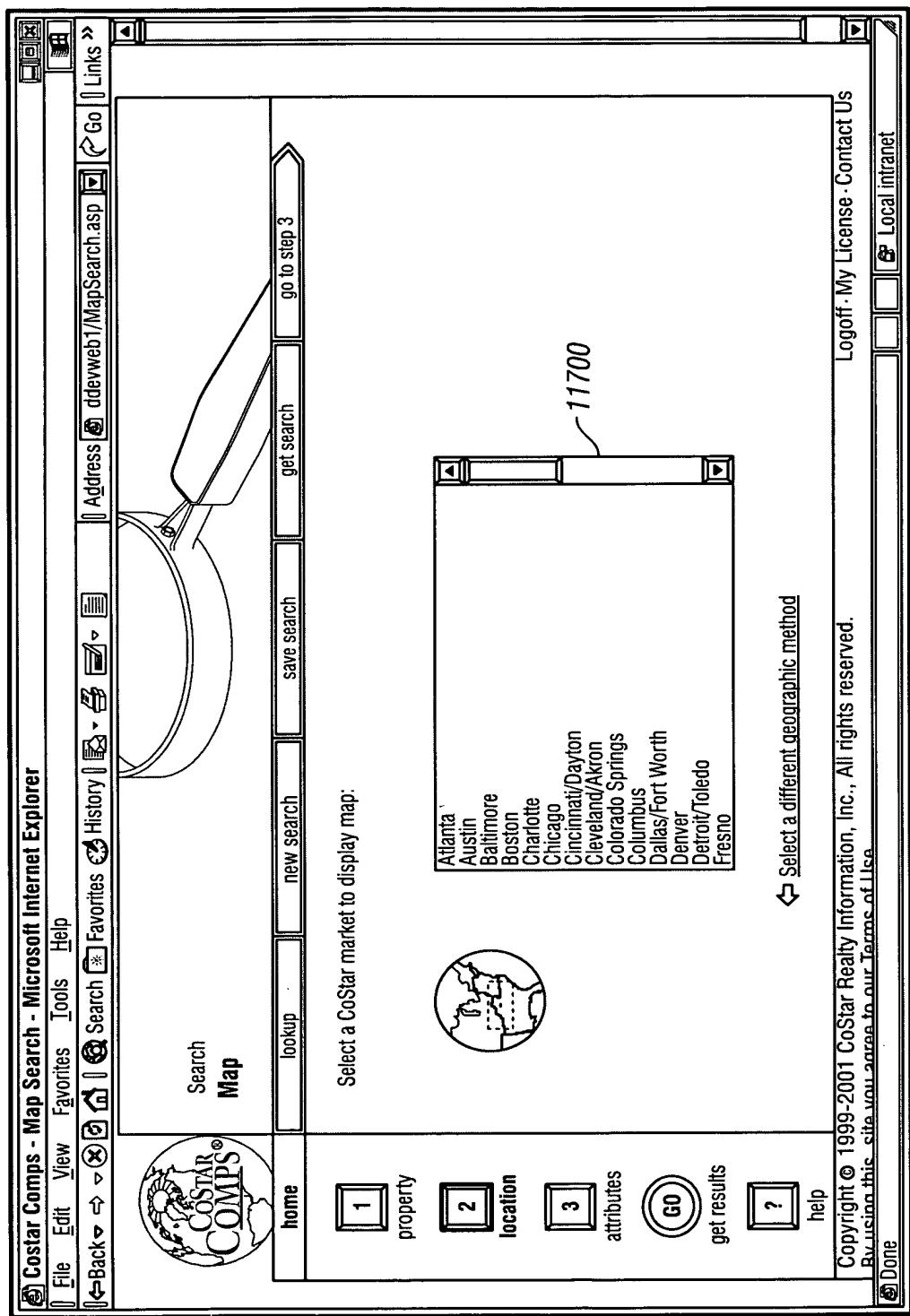


FIG. 117

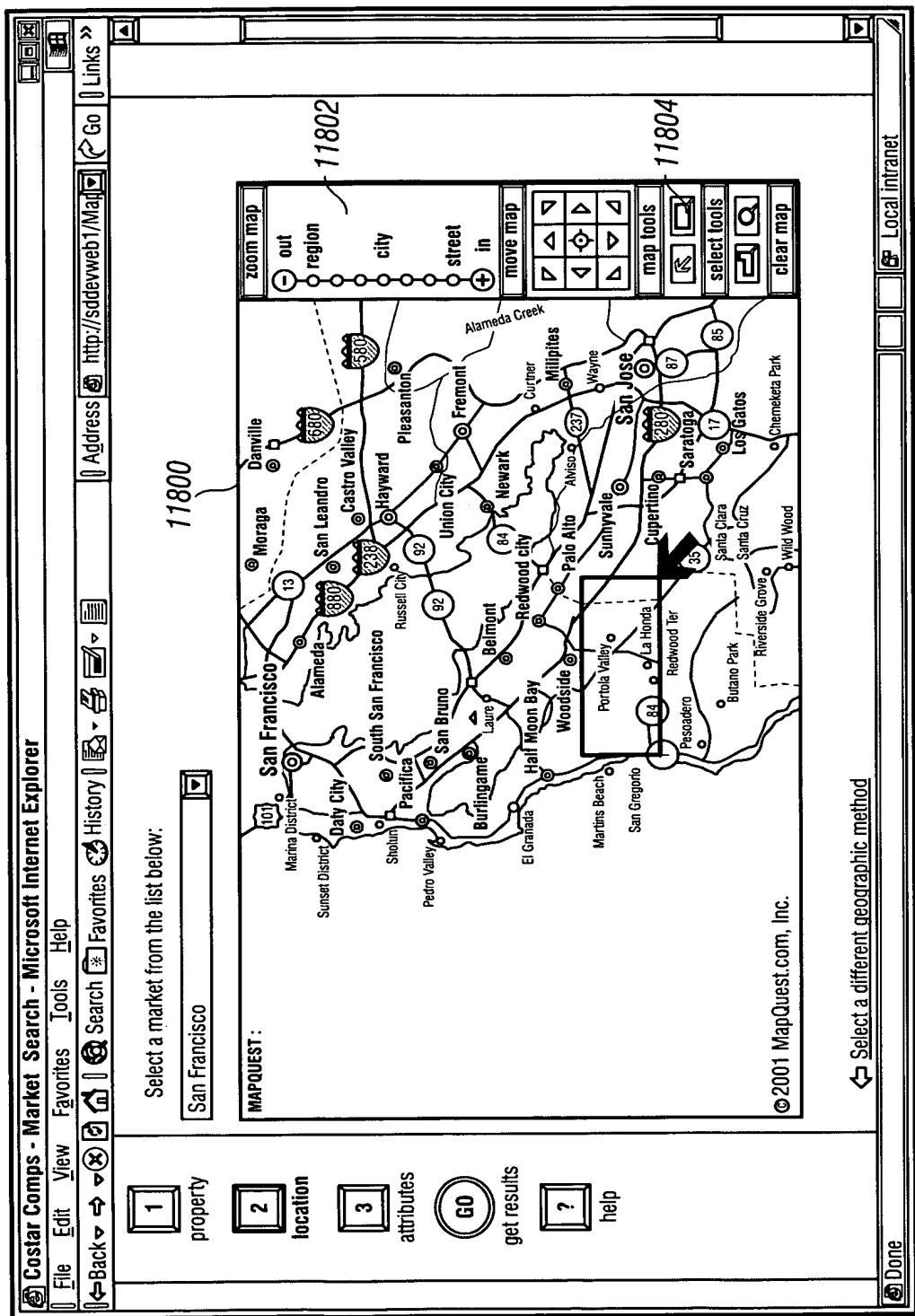


FIG. 118

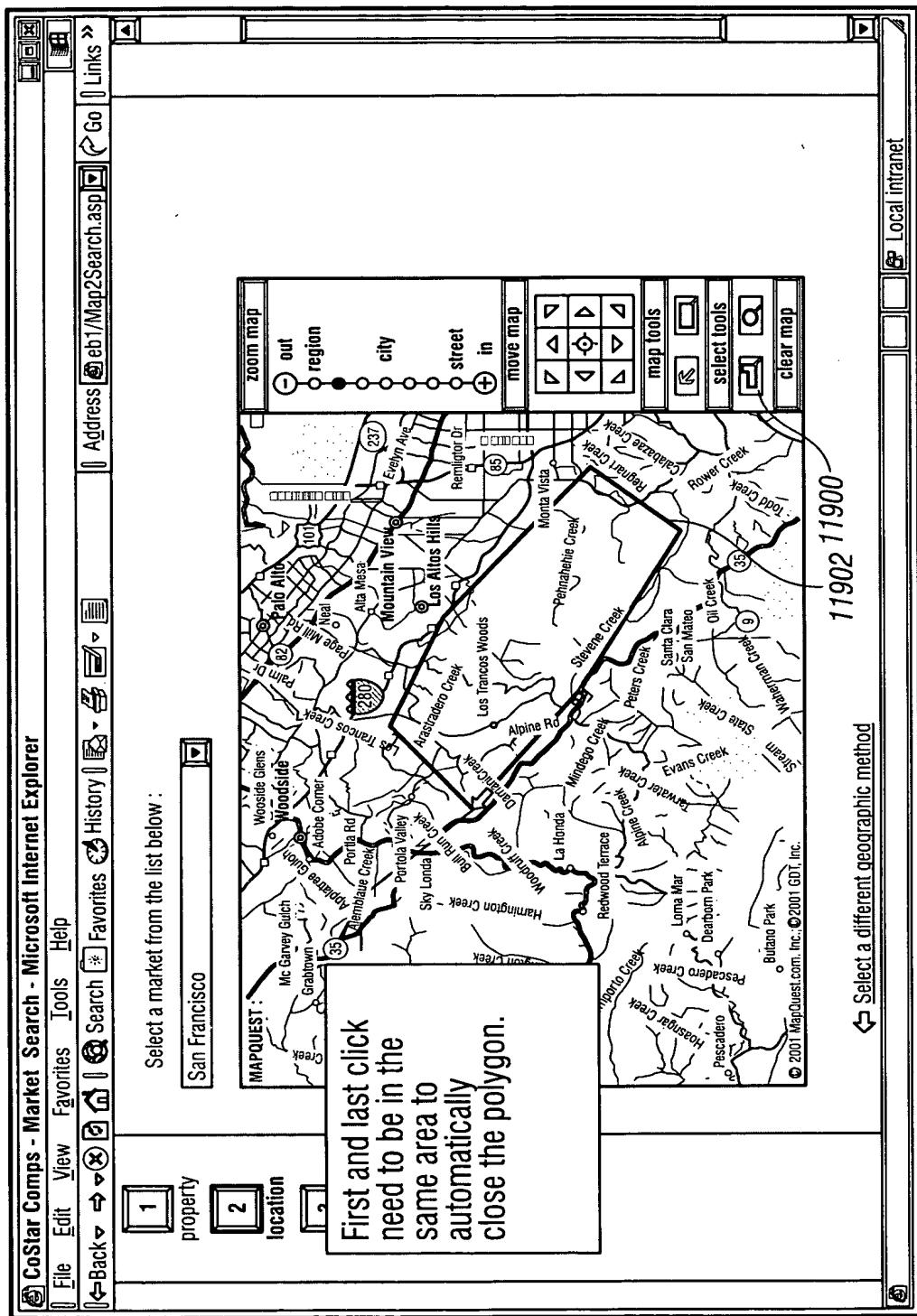


FIG. 119

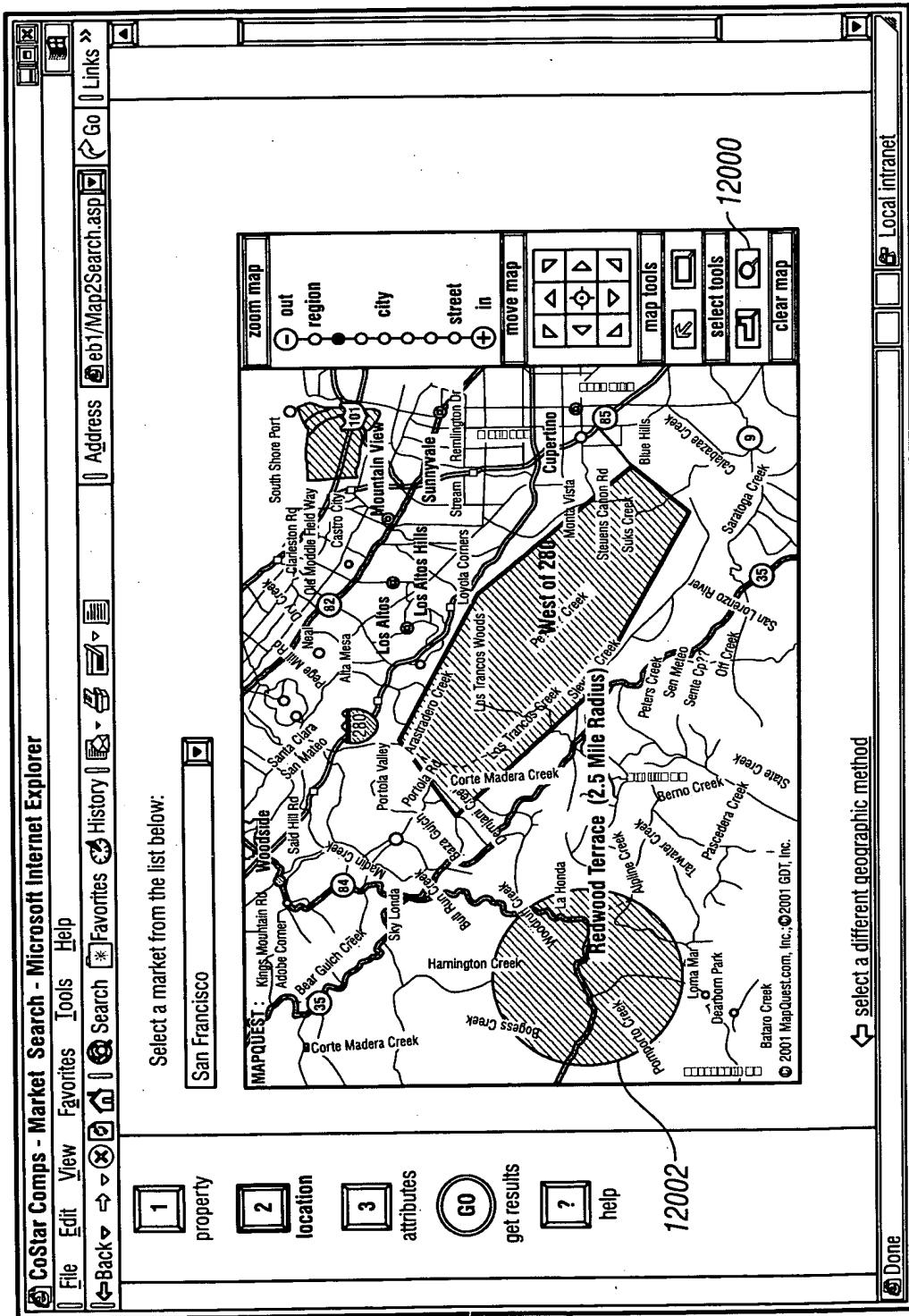


FIG. 120

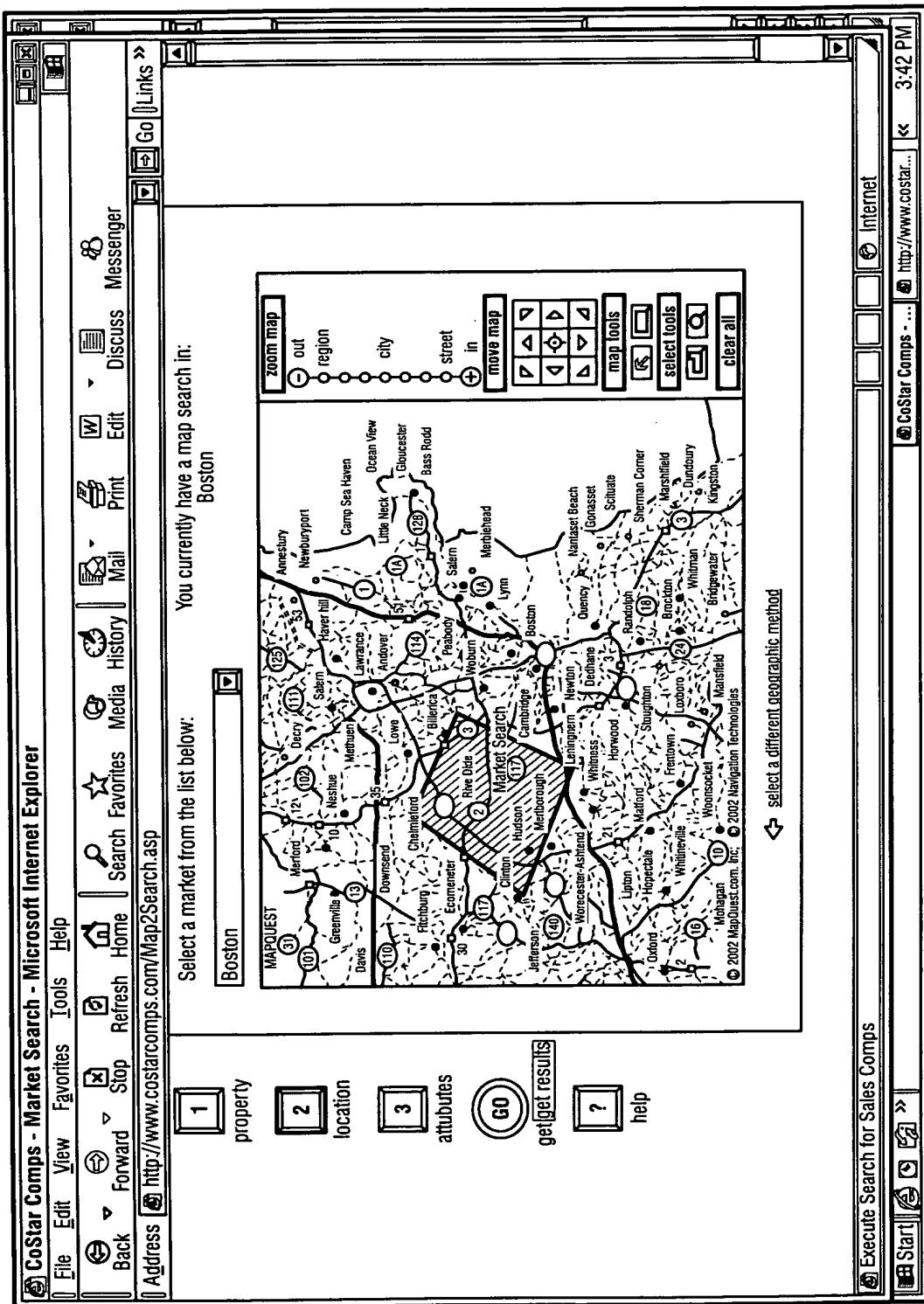


FIG. 122

CoStar Comps - Attribute Search - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

Address Go Links »

CoSTAR COMPS®

Search Step 3 Attributes

1 property 2 location 3 attributes

home

Price: \$ to
 Recording Date: to
 Deed Date: to
 Bldg SF: to
 Price/Bldg SF: \$ to
 Gross Acres: to
 Land SF: to
 Price/Land SF: \$ to
 Year Built: to
 Map (page, x, y): to
 Building Materials:
 Clay block
 Conc blk/stuc
 Conc block
 Conc tilt-up
 Conc/steel
 Frame/stucco

Comps No:
 Exchange: Tax-Deferred Exchange only
 Research Status: Published Unpublished Non-Arms Length

get results clear internet CoStar Comps - Attr... 3:42 PM

advanced search contact search help ? GO Done Start Back Forward Stop Refresh Home Search Favorites Media History Mail Print Edit Discuss Messenger

CoStar Comps - Search Results - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites Media History Mail Print Discuss Messenger

Address http://www.coistarcomps.com/ResultsGrid.asp

Search Results

home look up new search save search get search get details

24 Properties found for which you are licensed

	Property	Research Status	Property Description	Sale Price	Price Comment	Street Address	City	St	Zip
1	Published	Multi Tenant Low Rise(1-3 story)	\$33,225,000	Confirmed		81-83 Hartwell Ave	Lexington	MA	01242-316
2	Published	Single Tenant Low Rise	\$15,675,000	Confirmed		14 Oak Park Dr	Bedford	MA	01730-143
3	Published	Multi Tenant Low Rise(1-3 story)	\$14,250,000	Confirmed		80 Central St	Action	MA	01720-272
4	Published	TWO OFFICE BUILDINGS	\$10,211,625	Confirmed		3 Carlisle Rd	Westford	MA	01886
5	Published	Multi Tenant Low Rise(1-3 story)	\$6,700,000	Confirmed		289 Great Rd	Action	MA	01720-476
6	Published	OFFICE BUILDINGS	\$6,100,000	Confirmed		40 Middlesex Tmpk.	Bedford	MA	01730
7	Published	Multi Tenant Low Rise(1-3 story)	\$5,825,000	Confirmed		1 Cabot Rd	Hudson	MA	01749
8	Published	Multi Tenant Low Rise(1-3 story)	\$5,600,000	Confirmed		239-243 Littleton Rd	Westford	MA	01885-355
9	Published	Single Tenant Low Rise	\$5,352,000	Confirmed		555 Virginia Rd	Cordcord	MA	01742-272
10	Published	OFFICE BUILDINGS	\$5,225,000	Confirmed		155 Stanton Rd	Borxborough	MA	01719
11	Published	Multi Tenant Low Rise(1-3 story)	\$4,310,000	Confirmed		133-137 South Rd	Bedford	MA	01730-230
12	Published	OFFICE BUILDINGS	\$3,650,000	Confirmed		43 Manning Rd	Billerica	MA	01821-392
13	Published	Single Tenant Low Rise	\$3,400,000	Confirmed		25 Linnell Cir	Billerica	MA	01821
14	Published	Single Tenant Low Rise	\$3,190,000	Confirmed		170 Lexington Rd	Billerica	MA	01821-392

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Search Criteria: Research Status: Published/Unpublished/Non-Arm: Length: Prop Type: OFF/ yearbuilt: 1980-2000; Price/sqft: \$50.00-\$150.00; Map

Search: MARKET SEARCH #1:

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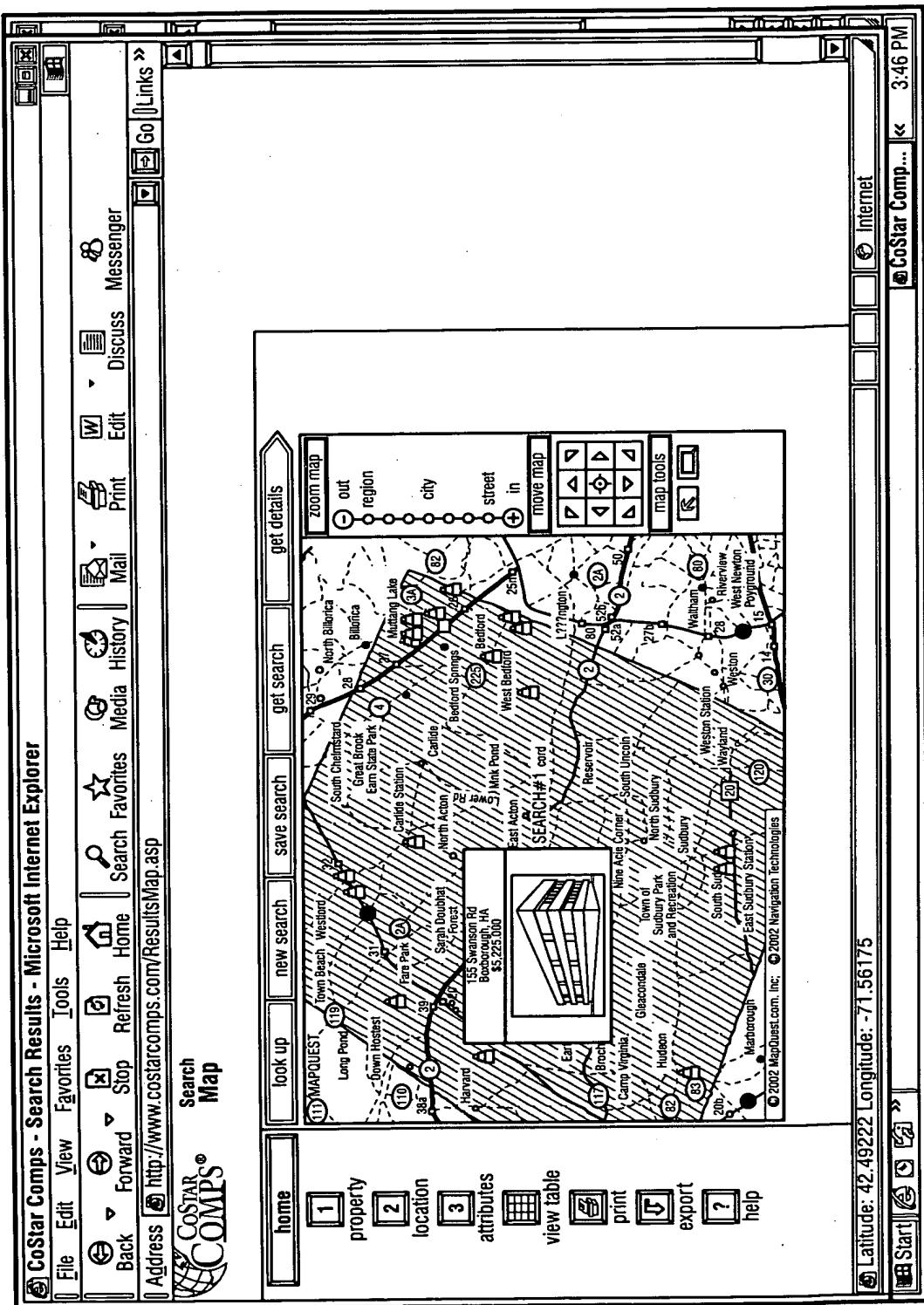


FIG. 124